

MINUTES

BOARD OF ADJUSTMENT HEARING

September 10, 2008

ATTENDANCE

Board Members

ATTENDED

1. Bill Arendell, Chairman
2. Carla Bowen
3. Hartley Turley

ABSENT

Staff Attendance

1. Linda Elliott, Planner I
2. Doris Hernandez, Secretary

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona – Time: 10:05.

Bill Arendell called the meeting of the Navajo County Board of Adjustment to order and explained the meeting procedures to the public. **Mr. Arendell** then led the Pledge of Allegiance.

Item #1 –USE PERMIT APPLICANT/OWNER: Theodore S. & Marilyn N. Allen **PARCEL INFORMATION:** 1050 US Forest Service Road 9709, Pinetop APN: 311-25-001, Township 9 North, Range 23 East, Section 25 of the Gila and Salt River Meridian in the Pinetop area. District: V Area: Hwy. 260. to Buck Springs Rd., turn left and follow to Sky Hi Road, turn left and follow ½ mile past entrance to Sky Hi, turn east on National Forest Service Road 9709 until it ends. Parcel Size: 52.50 Acres. **GENERAL CHARACTER OF NEIGHBORHOOD:** This property and all properties surrounding it are all zoned A-Gen. The site is surrounded by National Forest Service land. **ZONING DISTRICTS:** Current: A-Gen **Uses:** Residential Single-family dwellings, schools, parks, churches, public utility buildings, accessory buildings, playgrounds, public riding stables and other community buildings. **ZONING ORDINANCE:** Article(s): 28 – Board of Adjustment Section(s): 2802- Power and Duties **STATED REASON FOR REQUEST:** To allow a guest quarters for the caretakers of the property. **CHANGING CONDITIONS:** The proposed use permit will allow a second dwelling on the property. It doesn't appear to inhibit fire/safety protection or interfere with utility easement usage. **FINDINGS OF FACT:** This item has been properly noticed and posted in compliance with Arizona Revised Statutes and Article 28. **ENGINEERING COMMENTS:** The Engineering Division has reviewed the information provided for the proposed Use Permit for the addition of a Caretakers Residence on the subject parcel. Provided that an appropriate septic system is provided for the building, as indicated on the site drawing, and correct setbacks are maintained, Engineering has no objections to this Use Permit. **FLOOD CONTROL COMMENTS:** Flood control has reviewed 311-25-001. This parcel is not in a FEMA floodplain per FEMA map 2500C dated 8/16/1988. Flood Control has no objections to this Use Permit. **PLANNING & ZONING DEPARTMENT:** This is an allowed use in A – General zoning. The applicant satisfies the requirements of the Use Permit. **PUBLIC WORKS DEPARTMENT RECOMMENDATION:** Should the Board grant this Special Use Permit request, staff would recommend the following conditions be applied. The applicant must adhere to all Navajo County permit and code requirements for construction of the guest quarters. The use permit shall automatically expire if substantial construction, in accordance with the plans for which the Use Permit is granted, has not been completed within one year from the date on which the use permit is granted. "The Use Permit is solely for caretakers quarters for caretakers employed on the premises, and the structure shall never be used as a rental unit." **Linda Elliott** gave a description of the property and displayed a map of the parcel. She stated that the owners are in their 80's and have 52 acres to take care of and they have animals so they need people employed on the premises to help them. **Jerry Nansen**, the contractor, came before the board to speak. **Mr. Nansen** stated that the property owners bring up horses during the summer time. They have a 30 acre parcel outside of Cave Creek and they will have the caretakers travel with them to help them with repairs. There was no one in opposition to this Use

Permit. Carla Bowen made a motion to approve the Use Permit. Hartley Turley seconded the motion. Motion passed unanimously. Approved by Resolution No. 08:08B.

Item #2 – Possible approval of the minutes for the August 13 meeting. Bill Arendell made a motion to approve the minutes. Carla Bowen seconded the motion. Motion passed with a vote of 3 to 0.

Item #3 – Board Members comments and/or directions to staff. The Board Members may use this time to offer additional comments regarding any item on this agenda or any other topic; and the board may direct Development Services Department Staff to study or provide additional information on topics of the Boards' choosing.

With there being no further business to come before the Board of Adjustment, the meeting was adjourned at 10:16. A motion was made to adjourn the meeting by Hartley Turley. Carla Bowen seconded the motion. Motion passed with a vote of 3 to 0.

Approved this _____ day of _____, _____.

Chairman, Navajo County
Board of Adjustment

ATTEST:

Secretary, Navajo County
Board of Adjustment